

Prepared by and return to:
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Andrea Gumminger, Esq.
18731 NW US Hwy 441
High Springs, FL 32643
(386) 454-0688
File Number: **24-200C**

Parcel Identification No. **26-7S-16-04323-012**

_____[Space Above This Line For Recording Data]_____

Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this **1st day of July, 2024** between **Adam D. Watson and Kathleen J. Baxter-Watson, Husband and Wife** whose post office address is **1700 Williams St, Apt. #34, Valdosta, GA 31602** of the County of **Lowndes**, State of **Georgia**, grantor*, and **George Barnett and Mary C. Barnett, Husband and Wife** whose post office address is **P.O. Box 2621, High Springs, FL 32655** of the County of **Alachua**, State of **Florida**, grantee*,

Witnesseth that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Columbia County, Florida**, to-wit:

Lot 12, Fairview Estates, according to the map or plat thereof as recorded in Plat Book 4, Page 85, Public Records of Columbia County, Florida.

TOGETHER WITH: 2006 Fleetwood Doublewide Mobile Home VIN: GAFL534A78664AV21 and VIN: GAFL534B78664AV21

Subject to taxes for 2024 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

* "Grantor" and "Grantee" are used for singular or plural, as context requires.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

----- **Remainder Intentionally Left Blank** -----

Signed, sealed and delivered in our presence:

Christina Stainfield

Witness

Printed Name: Christina L. Stainfield
P.O. Address: 18731 NW US Hwy 441
High Springs, FL 32643

Adam Watson

Adam D. Watson

Natalie Lloyd

Witness

Printed Name: Natalie Lloyd
P.O. Address: 18731 NW US Hwy 441
High Springs, FL 32643

Christina Stainfield

Witness

Printed Name: Christina L. Stainfield
P.O. Address: 18731 NW US Hwy 441
High Springs, FL 32643

Kathleen Baxter-Watson

Kathleen J. Baxter-Watson

Natalie Lloyd

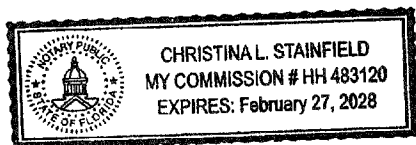
Witness

Printed Name: Natalie Lloyd
P.O. Address: 18731 NW US Hwy 441
High Springs, FL 32643

State of Florida
County of Alachua

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 1st day of July, 2024 by Adam D. Watson and Kathleen J. Baxter-Watson who ☐ are personally known or ☒ have produced drivers' licenses as identification.

[Seal]



Christina Stainfield

Notary Public

Print Name:

Christina L. Stainfield

My Commission Expires: _____